

## Public Hearing

The Planning Commission of the City of Norfolk, Nebraska will hold a public hearing on Tuesday, April 19, 2022 at 7:30 a.m. in the City Council Chambers, 309 N 5th Street, Norfolk, Nebraska to hear comments regarding the Redevelopment Plan entitled "First Amendment to the Redevelopment Plan Entitled: Redevelopment Plan for Medelmans Lake Redevelopment Area of the City of Norfolk, Nebraska (Phase II of the Medelmans Lake Redevelopment Project)" legally described as:

A TRACT OF LAND LOCATED IN SECTION 3, TOWNSHIP 23 NORTH, RANGE 1 WEST OF THE 6TH P.M., CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE N01°18'29"E, ALONG THE EAST LINE OF SAID QUARTER, A DISTANCE OF 1317.03 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3 AND TO THE POINT OF BEGINNING;

THENCE N01°19'20"W, ALONG THE EAST LINE OF SAID QUARTER AND SAID TRACT OF LAND, A DISTANCE OF 660.37 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE N19°36'49"W, A DISTANCE OF 204.34 FEET; THENCE N18°13'59"W, A DISTANCE OF 66.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 273.23 FEET, SAID CURVE HAVING A RADIUS OF 865.00 FEET AND A CENTRAL ANGLE OF 18°05'54", THE CHORD OF SAID CURVE BEARS N27°16'56"W, A DISTANCE OF 272.10 FEET; THENCE S52°06'47"W, A DISTANCE OF 22.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 50.77 FEET, SAID CURVE HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 10°46'26", THE CHORD OF SAID CURVE BEARS S46°43'34"W, A DISTANCE OF 50.70 FEET; THENCE N50°02'35"W, A DISTANCE OF 60.01 FEET; THENCE N51°54'37"W, A DISTANCE OF 151.78 FEET; THENCE N36°38'41"E, A DISTANCE OF 5.84 FEET; THENCE N40°49'27"E, A DISTANCE OF 16.16 FEET; THENCE N57°32'38"W, A DISTANCE OF 173.35 FEET; THENCE N68°00'30"W, A DISTANCE OF 61.01 FEET; THENCE N69°44'35"W, A DISTANCE OF 177.03 FEET; THENCE N07°20'20"E, A DISTANCE OF 180.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 26.52 FEET, SAID CURVE HAVING A RADIUS OF 735.00 FEET AND A CENTRAL ANGLE OF 02°04'04", THE CHORD OF SAID CURVE BEARS N83°41'50"W, A DISTANCE OF 26.52 FEET TO THE SOUTHEAST CORNER OF LOT 14, MEDELMANS LAKE SUBDIVISION; THENCE N05°16'16"E, A DISTANCE OF 265.00 FEET TO THE NORTHEAST CORNER OF LOT 14, MEDELMANS LAKE SUBDIVISION; THENCE S84°43'44"E, A DISTANCE OF 37.49 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTH; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 158.77 FEET, SAID CURVE HAVING A RADIUS OF 1240.35 FEET AND A CENTRAL ANGLE OF 07°20'01", THE CHORD OF SAID CURVE BEARS S77°52'31"E, A DISTANCE OF 158.65 FEET; THENCE S74°47'38"E, A DISTANCE OF 91.64 FEET; THENCE S61°36'19"E, A DISTANCE OF 185.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 934.88 FEET, SAID CURVE HAVING A RADIUS OF 1235.00 FEET AND A CENTRAL ANGLE OF 43°22'20", THE CHORD OF SAID CURVE BEARS S39°55'09"E, A DISTANCE OF 912.72 FEET; THENCE S18°13'59"E, A DISTANCE OF 316.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST; THENCE ALONG SAID

CURVE AN ARC DISTANCE OF 646.56 FEET, SAID CURVE HAVING A RADIUS OF 1240.00 FEET AND A CENTRAL ANGLE OF  $29^{\circ}52'31''$ , THE CHORD OF SAID CURVE BEARS  $S03^{\circ}17'44''E$ , A DISTANCE OF 639.26 FEET TO THE BEGINNING OF NON-TANGENT CURVE CONCAVE TO THE EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 50.33 FEET, SAID CURVE HAVING A RADIUS OF 210.00 FEET AND A CENTRAL ANGLE OF  $13^{\circ}43'53''$ , THE CHORD OF SAID CURVE BEARS  $S04^{\circ}46'35''W$ , A DISTANCE OF 50.21 FEET; THENCE  $S01^{\circ}46'21''E$ , A DISTANCE OF 84.84 FEET; THENCE  $N79^{\circ}48'06''W$ , A DISTANCE OF 265.78 FEET; THENCE  $S87^{\circ}45'44''W$ , ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 119.63 FEET BACK TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 20.36 ACRES MORE OR LESS.

The "First Amendment to the Redevelopment Plan Entitled: Redevelopment Plan for Medelmans Lake Redevelopment Area of the City of Norfolk, Nebraska (Phase II of the Medelmans Lake Redevelopment Project)" map and cost-benefit analysis can be found at:

<https://norfolkne.gov/government/departments/planning-and-development/blight-studies-and-redevelopment-projects/phase-ii-medelmans-lake-redevelopment-project.html>

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2 P.O.P.'s